

329 S. BLACKWELDER AVENUE OKLAHOMA CITY, OK 73108

Industrial Building For Sale or Lease

21,440 Total SF

11,440 SF Available For Lease

\$1,975,000

\$6.75/SF/YR/NNN



NAIRED

COMMERCIAL
REAL ESTATE

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405.840.0600

NAIRED.COM

AMIR SHAMS
405.313.0333
AMIR@NAIRED.COM

ZAC MCQUEEN
405.476.9199
ZAC@NAIRED.COM



PROPERTY HIGHLIGHTS

- 50% Leased to Strong National Tenant
- (2) Dock High Doors (8' x 8')
- 32' x 30' Column Spacing
- 1,250 SF Office
- 18'-20' Clear Height
- LED Lighting
- Heated Warehouse
- (2) ADA Restrooms
- Zoned: I-2
- Great Income Producing Property for an Owner-User or Investor

LOCATION HIGHLIGHTS

- Very Quick Access to I-40
- 1 Mile West of Scissortail Park in Downtown OKC
- 10 Minute Drive to Will Rogers International Airport



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,524	90,846	234,742
AVERAGE HOUSEHOLD INCOME	\$45,757	\$63,656	\$58,713
TOTAL HOUSEHOLDS	1,816	36,420	94,000

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